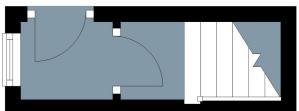


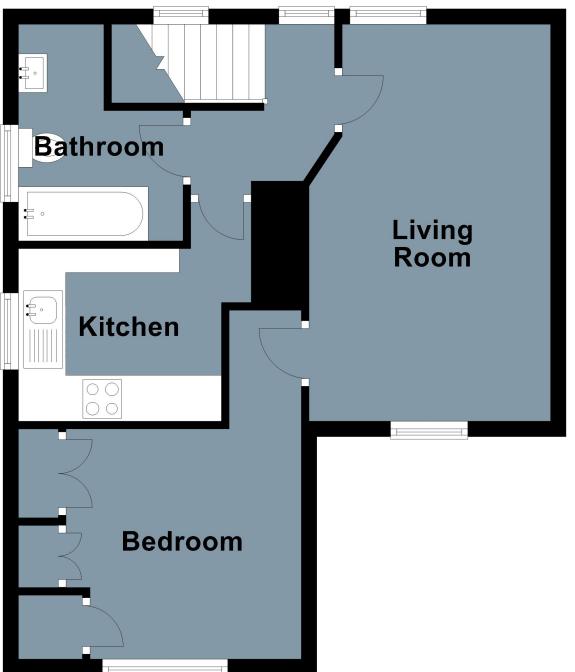
Ground Floor

Approx. 3.4 sq. metres (36.5 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 50.0 sq. metres (537.9 sq. feet)
For illustration purposes only - not to scale



21 Coronation Cottages, Robertsbridge, East Sussex TN32 5PE

£199,950 leasehold

A charming one bedroom first floor apartment located close to the village centre and enjoying a private garden and stunning rural views.

First Floor Apartment
Stunning Rural Views

1 Bedroom
Convenient Location

Off Road Parking

Private Garden

Description

Enjoying a peaceful countryside setting with the convenience of nearby amenities is this delightful one-bedroom first-floor apartment which is ideally located just a short distance from Robertsbridge High Street. Boasting picturesue rural views, this well-presented home features a spacious double bedroom complete with built-in wardrobe, a bright and airy dual-aspect sitting room, a fitted kitchen, and a well-appointed bathroom. Outside, a private garden offers the perfect spot to relax or entertain, while off-street parking adds everyday ease. Perfectly positioned for commuters and families alike, the property is within easy reach of excellent primary and secondary schools, and Robertsbridge mainline station with direct services to London Charing Cross. This is an ideal opportunity for first-time buyers or those seeking a peaceful retreat with excellent transport links.

Directions

What3Words: //rationing.viewers.flippers

THE ACCOMMODATION

with approximate room dimensions is approached via a private composite and glazed door to

ENTRANCE PORCH

with window to side and UPVC door to

ENTRANCE HALL

with window to front, recessed lighting, stairs leading to first floor landing with recessed lighting, loft access, double glazed window to side.

LIVING ROOM/DINING ROOM

16' 8" x 10' 3" (5.08m x 3.12m) a dual aspect room with windows to front and rear, the rear enjoying delightful views across the garden over adjoining countryside towards Salehurst Church, recessed lighting, radiator, cast iron fireplace with working fire on hearth with wooden mantel. Door to



BEDROOM

12' 0" x 9' 10" (3.66m x 3.00m) with window taking in the far reaching views, recessed lighting, radiator, built in wardrobes and airing cupboard housing the immersion tank.

BATHROOM

9' 1" x 7' 0" (2.77m x 2.13m) an L shaped room with double glazed window to side, recessed lighting and fitted with a low level wc, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, radiator and shaver point.

KITCHEN

9' 10" x 7' 4" (3.00m x 2.24m) with double glazed window to side, recessed lighting and fitted with a range of base and wall mounted kitchen units incorporating cupboards and drawers with an area of wooden working surface incorporating an inset ceramic sink with mixer. There is also a breakfast bar with integral oven with 4 ring gas hob, fridge/freezer and space for washing machine. A separate cupboard houses the gas fired boiler.

OUTSIDE

To the front of the property is an area of off road parking and a pathway leads to the side of the property with gated access into the private garden which is fence and hedge enclosed with an elevated decked seating area taking in the rural views and ideal for outdoor entertaining. Steps lead down to a level lawn with planted borders and a TIMBER SUMMER HOUSE.



LEASE DETAILS

Lease Term - 125 years from August 1998.
Ground Rent - £10 per annum.
Service Charge - £871.20 per annum for 2025 due to be reviewed April 2026

COUNCIL TAX

Rother District Council
Band A - £1,675.95



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.